City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	Jewell Residence
Proposal Address:	701 Shoreland Drive SE
Proposal Description:	Application for a Variance from the Land Use Code (12-103804-LS) to allow a front yard setback of 6 feet from the edge of an access easement and to allow a maximum building height of 31 feet to demo and rebuild a single-family home. An associated Critical Areas Land Use Permit (12-104512-LO) is included to allow modification of a 75-foot setback from a steep slope critical area, disturbance in the 25-foot shoreline buffer from Lake Washington, and minor reduction of a setback from a piped stream segment.
File Number:	12-103804-LS and 12-104512-LO
Applicant:	Michael Jewell, Property Owner
Decisions Included:	Variance from the Land Use Code (Process II. 20.30G) Critical Areas Land Use Permit (Process II. 20.30P)
Planner:	Reilly Pittman, Land Use Planner
State Environmental Policy Act Threshold Determination:	Categorically Exempt by WAC 197-11-800(1)
Director's Decision:	Approval with Conditions Michael A. Brennan, Director Development Services Department By: _____ Carol V. Helland, Land Use Director

Application Date:	January 5, 2012
Complete Application Date:	February 1, 2012
Notice of Application Date:	February 9, 2012
Decision Publication Date:	April 5, 2012
Appeal Deadline:	April 19, 2012 (14-days from date of publication)

For information on how to appeal a project proposal, visit the Permit Center at City Hall or call 425-452-6800. Appeal of the Variance or Critical Areas Land Use Permit decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

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Attachments

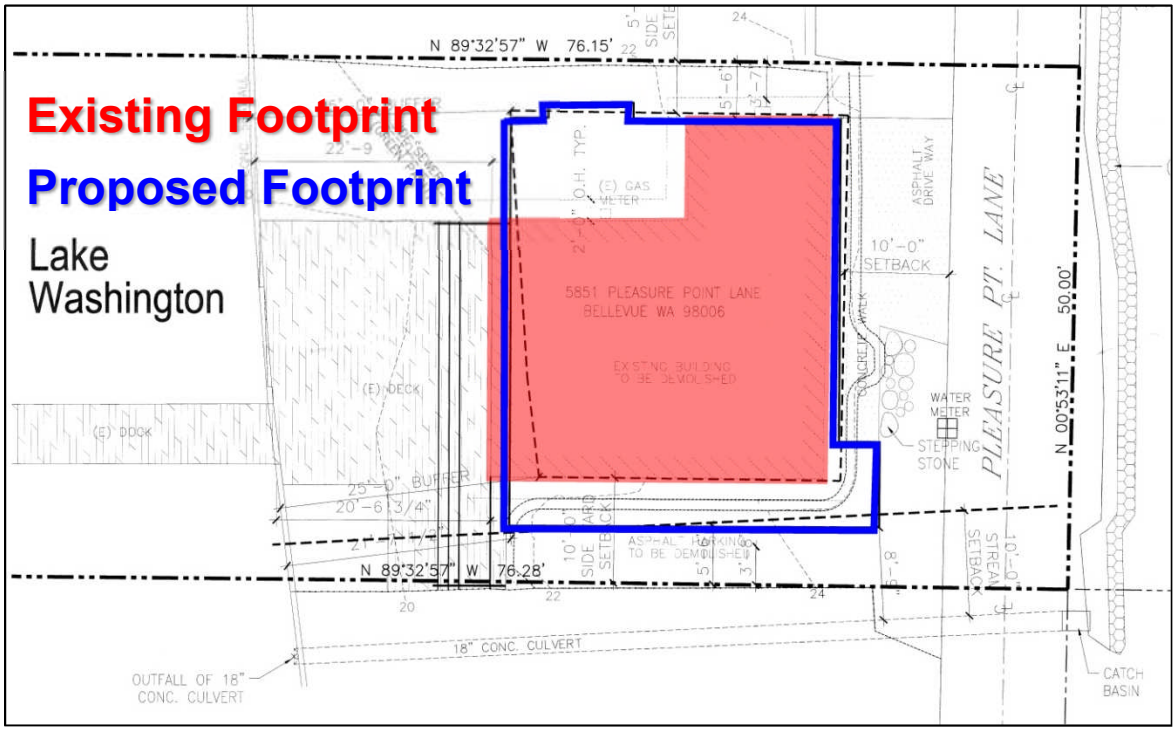
1. Vicinity Map – Enclosed
2. Site Plans – Enclosed
3. Survey, Development Narrative, Critical Areas Report, Mitigation Plan, and Geotech Report – In File
4. Permit forms and documents – In File

I. Proposal Description and Reason for Requests

A. Proposal Description

The applicant proposes to rebuild a single-family residence located on a property adjacent to Lake Washington. The applicant requests a Variance from the Land Use Code to reduce the required 20-foot front yard setback to 6 feet and to allow a building height of 31 feet from average existing grade. The project also requires a Critical Areas Land Use Permit to allow modification of a 75-foot toe-of-slope setback from a steep slope critical area and disturbance of the 25-foot shoreline buffer from the lake; the net amount of buffer modified by structure will be reduced by at least 40 square feet. Minor modification of a setback from a closed stream segment is also proposed. See figure 1 for the proposed site plan below.

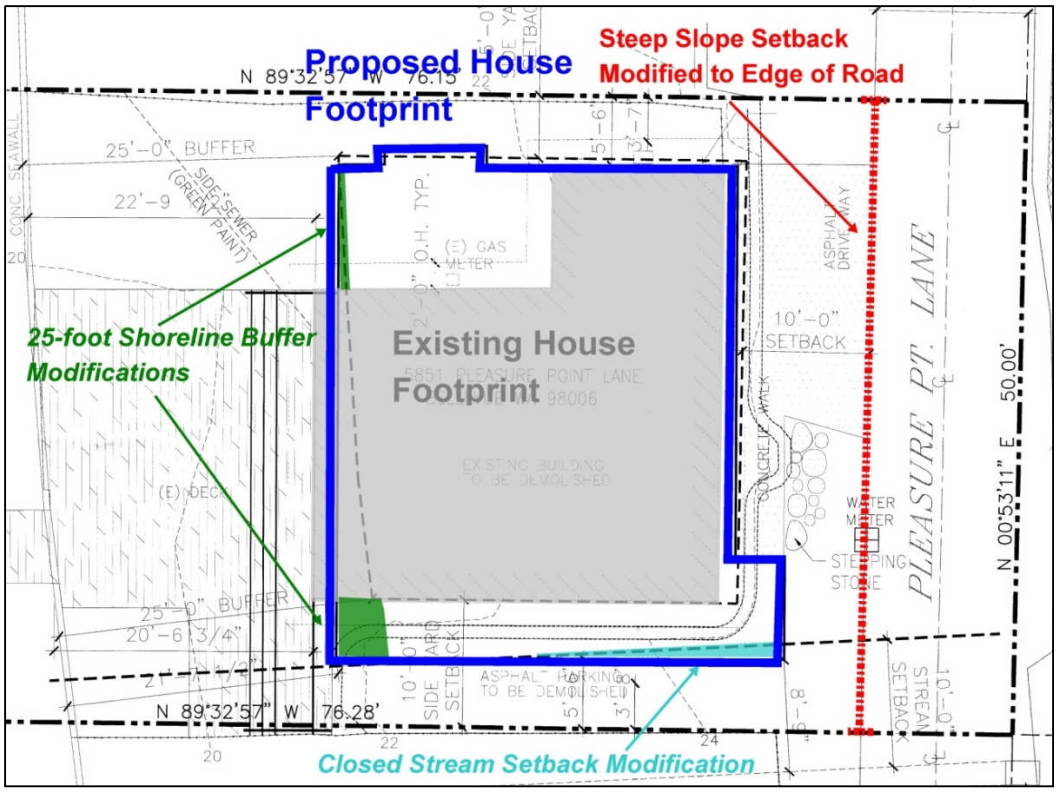
Figure 1: Site Plan



B. Reason for Requests

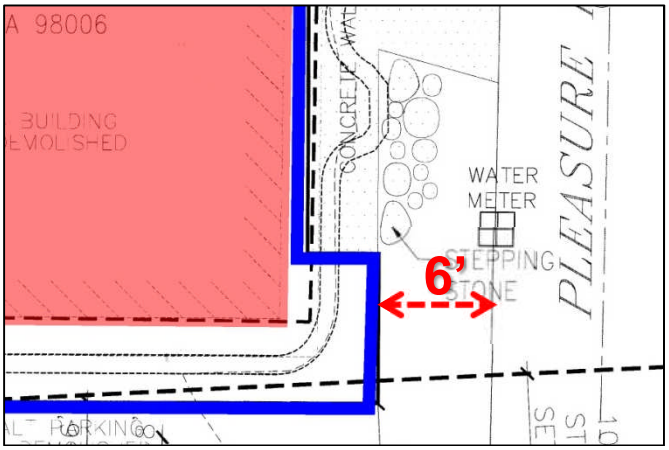
The existing property is 3,889 square feet in area. Because the lot is small in size the buffer from Lake Washington, the setback from a steep slope critical area, the access easement (Pleasant Point Lane) that crosses the property, and application of the setbacks for the R-5 zone results in a site with overlapping critical area protections and setbacks. The applicant proposes some modification of the shoreline buffer and slope setback which recognizes the existing developed condition of the site which was built prior to regulation of critical areas and zoning. See figure 2 below for proposed critical areas modifications.

Figure 2: Critical Areas Modifications



Because the lot is only 3,889 square feet in area it is non-conforming to the 7,200 square-foot lot area required for the R-5 zone. The height for structures on lots which have a non-conforming lot size is limited to 15 feet per LUC 20.20.070.B. Given the limited footprint area available and the limited height, the ability to establish a reasonable home at 1,942 square feet of floor area is not possible without the requested variance to reduce the front yard setback and height. The existing house is 10 feet from the easement edge and the proposed variance would allow the house to be 6 feet from the edge of the Pleasant Point Lane easement. Because the home is being demolished it is required to meet the full 20-foot front setback required in the zone which makes a reasonable home difficult to achieve when combined with the height restriction and critical area buffer and setbacks. See figure 3 below for the proposed setback variance from the Land Use Code.

Figure 3: Setback Variance



The proposed height increase through the variance is to allow the home to exceed the 15-foot height limit applied to lots with non-conforming lot area. The proposed height of 31 feet, measured from average existing grade, is less than the 35-foot maximum height limit applied to conforming lots in

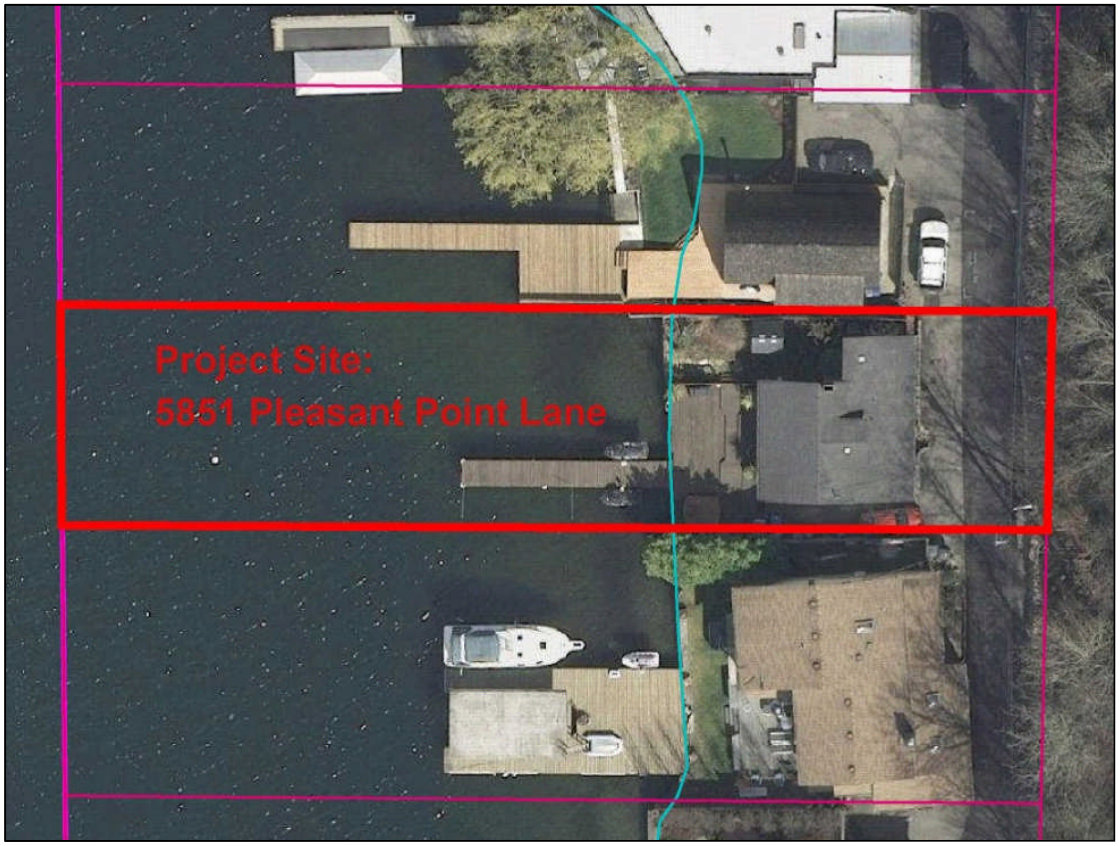
the R-5 zone. The proposed height of 31 feet is also less than the 35-foot maximum height required by the City's Shoreline Management Program for properties within 200 feet of Lake Washington. A variance to the Shoreline Master Program is not required as no requirement of the shoreline master program is proposed to be altered by the proposal. The variance requested is from the Land Use Code. Approval of the height variance will allow more of the structure to be placed within the existing house footprint and avoid modification of the shoreline buffer.

II. Site Description, Zoning, and Land Use

A. Site Description

The project site is located at 5851 Pleasant Point Lane in the Factoria Subarea. The site is adjacent to Lake Washington to the west and is surrounded by other residential properties to the north and south, Pleasant Point Lane is adjacent to the east. A rockery wall is along the eastern side of Pleasant Point Lane and the steep slopes begin above the wall sloping up to the abandoned Burlington Northern rail line and I-405. The property obtains access from Pleasant Point Lane which in an access easement that crosses the properties to the north and south. There is an existing single-family residence on-site and accessory improvement. See Figure 4 for existing site condition.

Figure 4



B. Zoning

The property is zoned R-5, single-family residential and the proposed house and improvements are allowed in this zone.

C. Land Use Context

The property has a Comprehensive plan Land Use Designation of SF-H (Single Family High Density). Construction of a home and improvements is consistent with this land use.

D. Critical Areas On-Site and Regulations

i. Shorelines

Shorelines provide a variety of functions including shade, temperature control, water purification, woody debris recruitment, channel, bank and beach erosion, sediment delivery, and terrestrial-based food supply (Gregory et al. 1991; Naiman et al. 1993; Spence et al.1996).

Shorelines provide a wide variety of functions related to aquatic and riparian habitat, flood control and water quality, economic resources, and recreation, among others. Each function is a product of physical, chemical, and biological processes at work within the overall landscape. In lakes, these processes take place within an

integrated system (ecosystem) of coupled aquatic and riparian habitats (Schindler and Scheuerell 2002). Hence, it is important to have an ecosystem approach which incorporates an understanding of shoreline functions and values.

ii. Geologic Hazard Areas

Geologic hazards pose a threat to the health and safety of citizens when commercial, residential, or industrial development is inappropriately sited in areas of significant hazard. Some geologic hazards can be reduced or mitigated by engineering, design, or modified construction practices. When technology cannot reduce risks to acceptable levels, building in geologically hazardous areas is best avoided (WAC 365-190).

Steep slopes may serve several other functions and possess other values for the City and its residents. Several of Bellevue's remaining large blocks of forest are located in steep slope areas, providing habitat for a variety of wildlife species and important linkages between habitat areas in the City. These steep slope areas also act as conduits for groundwater, which drains from hillsides to provides a water source for the City's wetlands and stream systems. Vegetated steep slopes also provide a visual amenity in the City, providing a "green" backdrop for urbanized areas enhancing property values and buffering urban development.

III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

The proposal is in conformance with the general dimensional requirements of the R-5 zone as outlined below, as modified by the proposed variance, or under LUC 20.25H.040. The 2-side yard setback of 15 feet is reduced to 10 feet (5'+5') by LUC 20.25H.040 as the house can expand into these setbacks in order to preserve shoreline buffer. The proposed carport is not enclosed and is not included in the floor area ratio calculation. All dimensional standards may be required to be verified by survey through the building permit inspection process.

i. Zoning Dimensional Requirements

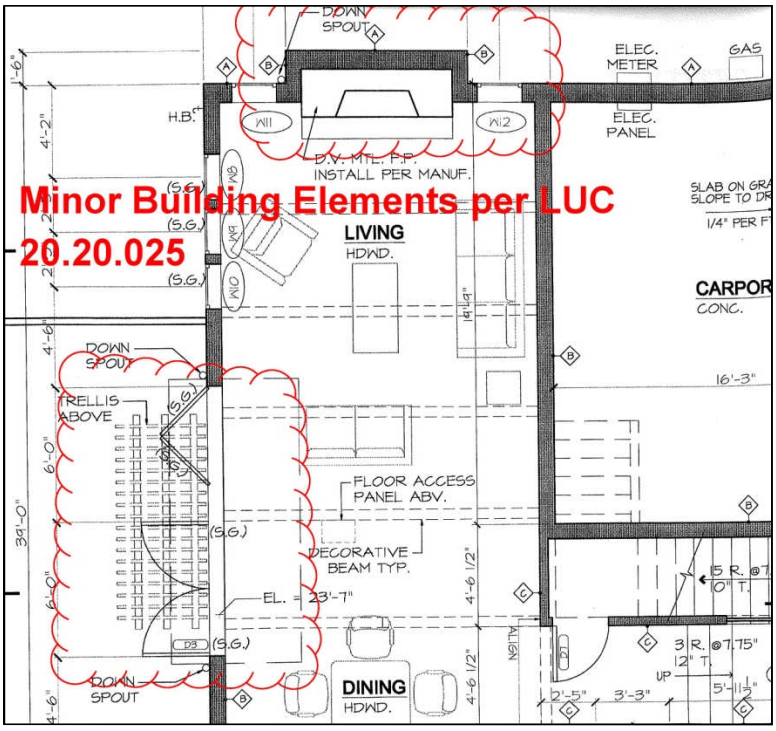
BASIC INFORMATION		
Zoning District	R-5	
Site Area	3,889 square feet	
ITEM	**REQ'D/ALLOWED**	**PROPOSED**
Building Setbacks		
Front Yard/Easement	20 feet	**6' per Variance**
Rear Yard	20 feet	**20 feet**
Min. Side Yard	5 feet	**5 feet**
2 Side Yard	15 feet	**10 feet per LUC 20.25H.040**
Maximum in Building Height	15 feet from AEG	**31 feet from AEG or less per Variance**

Maximum Façade Height	40 feet	**40 feet or less**
Maximum Lot Coverage by Structure	40 Percent .40 x 3,889 1,555.6 SF	**1,278 SF or 32.8%**
Maximum Impervious Surface Coverage	62% or greater existing coverage	**LUC 20.20.460.F Up to 2,397 square feet (61%) of impervious surface proposed**
Maximum Floor Area Ratio	.5 or 50 Percent 3,889 x .5 1,944.5 SF	**1,942 SF or 50% Excludes Carport**
Tree Retention	30% of diameter inches	**No Trees Present**

ii. LUC 20.20.025 Intrusions Into Building Setbacks

The house proposes two minor building elements allowed in a setback per LUC 20.20.025.F. One is a fireplace on the north façade and the other is a trellis on the façade facing the lake. Both elements meet the standards of this section. In addition, the fireplace is an element which is proposed in a structure setback from a steep slope and is allowed per section .025.F. See figure 5 below for minor building elements.

Figure 5



B. Critical Areas Overlay District LUC 20.25H

The City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes performance standards and procedures that apply to development within the 75-foot toe-of-slope setback. The performance standards in LUC 20.25H.125 apply to the project as discussed below:

i. Consistency with LUC 20.25H.125

The steep slope critical area is located off-site, east of the property and above an existing rockery wall which is along the east side of Pleasant Point Lane. The site has existed in this developed condition for many years. The current property and those adjacent are almost entirely built-out and covered with impervious surfaces. The present condition of the toe-of-slope setback which extends out from the rockery wall is almost entirely disturbed and modified by existing development. The proposed project does not alter any existing grades other than excavation for the proposed pin pile foundation and has been designed to contain as much of the house within the existing 890 square-foot house foundation as possible. Minimal performance standards or rules exist that protect a structure setback. However, the project has been evaluated by a geotechnical engineer who found that "the minor encroachments into the existing setback limits will not have an impact on geologic hazards or environmental conditions from the current development" and that the proposal will "positively impact the current conditions" (Geotech Report Pg. 2). This project is in conformance to the standards in LUC 20.25H.125. This approval will allow the toe-of-slope setback to be reduced to the western edge of the Pleasant Point Lane road easement on this property as seen in figure 1. Further placement of structures will not be made possible by this reduction of the slope setback as zoning regulations will prohibit further expansion of the site. This reduction is solely meant to allow free use of the limited remaining property outside the house footprint.

ii. Consistency with LUC 20.25H.230

The existing site is almost entirely developed with the house, pavement, and deck. There is no significant native vegetation on the property and "virtually no natural biological support" or function provided to the shoreline or steep slope on this property (Critical Areas Report, Pg. 15). The effective pervious surface coverage of the site is close to 100 percent, as the site soils, where not paved, are compacted soil and gravel. The existing house is located within the 25-foot buffer from Lake Washington. The proposal will remove the existing home and will result in at least a 40 square-foot reduction of the permanent structure located within the shoreline buffer and will remove 150 square feet of impervious surface. The proposed house is to be built within the existing footprint and will be moved slightly to the east which results in less structure in the buffer. The proposed house footprint will expand beyond the existing house footprint to the north and south, but does not go any closer to the lake. The new buffer encroachment is approximately 18 square feet and results in a project that has a net

reduction of the amount of structure in the shoreline buffer.

The steep slope setback actually modified by the actual house is approximately 200 square feet but is already developed. The rockery wall at the toe-of-slope effectively modified the setback many years ago. As a result, the setback modification granted will be to the edge of the access easement Pleasant Point Lane. It will not be possible to expand the structure in the future without granting further variances, which is not likely. This reduction of the setback will allow the future owners to use and maintain the property without need of further critical areas permits for work in the slope setback. The geotechnical engineer found the project "will not have an impact on the existing stability of the slope" that is on the other side of the road and above the rockery and that there is a "low potential" for slope failure that would impact the project site (Geotech Report, Pg. 3).

There is also a small modification of the setback from a closed stream segment proposed. The proposed SE corner of the proposed house is 9 feet from the stream pipe. The stream pipe angles away from the house, across the property to the south and as a result most of the proposed home will meet the required 10-foot structure setback. As the stream is closed; the biologist found that the proposed minor intrusion will have "no effect" on aquatic functions (CAR, pg. 15). It is also unlikely that the stream will be day-lighted in the future. The stream was discussed in the critical areas report as a Type-O stream, however this stream segment is determine by the City to be at least a Type-N per the definition in LUC 20.25H, as it is physically connected to Lake Washington which is a fish bearing water body.

The expected critical area functions and values are not present on the site due to the exiting development and small site area. As the critical area functions and values are degraded there is opportunity to improve the site. Mitigation is proposed on the site that removed impervious surface coverage and will install native plants in a 300 square-foot area adjacent to Lake Washington. As the site is entirely degraded the proposed planting will result in a net increase in shoreline functions which are the most important on the site. The proposed vegetation on the shoreline will provide vegetation on a site that currently lacks any. The planting will improve shoreline habitat by allowing for detritus input and the removal of impervious surface will reduce runoff into the lake. The project biologist found that the proposal will provide "significant improvement in the net biological function of the shoreline buffer on the site compared to the existing conditions" (CAR, Pg. 15).

Critical Area Protection	Proposed Modification
75' Steep Slope Setback	12' slope setback
25' Shoreline Buffer	Net gain of at least 40 square feet
10' Setback from Closed Type-N Stream	9 feet or greater at SE house corner

IV. Public Notice and Comment

Application Date:	January 5, 2012
Public Notice (500 feet):	February 9, 2012
Minimum Comment Period:	February 23, 2012

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on February 9, 2012. It was mailed to property owners within 500 feet of the project site. No comments were received.

V. Summary of Technical Reviews

A. Clearing and Grading

The Clearing and Grading Division of the Development Services Department has reviewed the proposed site development for compliance with Clearing and Grading codes and standards and approved the application.

B. Transportation Review

The Transportation Department reviewed the variance application and approved the project.

VI. State Environmental Policy Act (SEPA)

Construction of a new single-family residence and the associated improvements are exempt from SEPA in WAC 197-11-800 and no work is proposed within a critical area.

VII. Changes to Proposal Due to Staff Review

No changes to the proposal have been requested. However, conditions of approval are required for the 300 square-foot planting area to have additional plant density, planting maintenance and monitoring for 5 years, and maintenance surety to guarantee the planting as required by code.

VIII. Decision Criteria

A. 20.25H.255.B Critical Areas Report Decision Criteria

The Director may approve, or approve with modifications, a proposal to reduce the regulated critical area buffer on a site where the applicant demonstrates:

1. **The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in overall critical area or critical area buffer functions;**

   As discussed, the submitted critical areas report identifies the site as having no function and value compared to a natural undisturbed site. Existing development and lack of vegetation have degraded the site as compared to the site's potential. A 300 square-foot area along the lake frontage is proposed to be restored with native

planting as mitigation for the limited impacts the project will cause. The site will have a net improvement in water quality and habitat potential as a result of the proposed terrestrial planting allowing for input of detritus.

2. **The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in the most important critical area or critical area buffer functions to the ecosystem in which they exist;**
   Having a shoreline buffer that provides some vegetation is an improvement above the existing condition which has no vegetation. The vegetation will provided some shading and allow for organic material input into the lake. The shoreline frontage on this site is the most important critical area as it provides an interface between the land and the water which is critical to the aquatic ecosystem. Reduction of some impervious surface on the site will also improve stormwater quality by reducing the area of runoff.

3. **The proposal includes a net gain in stormwater quality function by the critical area buffer or by elements of the development proposal outside of the reduced regulated critical area buffer;**
   The project is removing impervious surface and will have 300 square feet of vegetation planted that does not currently exist which amounts to 7 percent of this small site being planted. The current site and paved surfaces drain directly to the lake. The proposal will tight-line all drainage to catch basins prior to entering the lake to provide some separation of oil and contaminants from the water entering the lake.

4. **Adequate resources to ensure completion of any required restoration, mitigation and monitoring efforts;**
   300 square feet of mitigation planting is proposed as mitigation due to modification of the shoreline buffer and setbacks. The planting proposed consists of shrubs and ground covers found in the City's planting templates for shoreline areas. In addition to the plants proposed, the planting must include at least 2 trees such as pacific willow, scouler's willow, or shore pine. The proposed path or other impervious surfaces in the planting area are not approved as the rest of the shoreline is already fully accessible by the existing deck and the mitigation area is meant to be undisturbed. The mitigation planting is required by LUC 20.25H.220 to be maintained and monitored for a period of at least five years which more than the three years proposed. The maintenance and monitoring standards found in the conditions of approval apply. As proposed, monitoring reports are required to be submitted annually, that include photos of the planting and document plant growth as proposed in the submitted critical areas report. A maintenance surety in an amount of $1,650 will be required based on the submitted cost estimate of the materials. The surety will be released after five years assuming the mitigation has been

successful. **See Conditions of Approval in Section IX of this report.**

5. **The modifications and performance standards included in the proposal are not detrimental to the functions and values of critical area and critical area buffers off-site; and**
   The modifications and performance measures in this proposal are not detrimental to the functions and values of the shoreline or steep slope critical area. The critical areas report includes performance standards that are to remove 150 square feet of impervious surface on the property, avoid roof material and treatments infused with copper and zinc, and to avoid use of fertilizers, pesticides, and herbicides.

6. **The resulting development is compatible with other uses and development in the same land use district.**
   The project will construct a new single-family residence which is a compatible use with the surrounding uses which are also single-family homes.

B. 20.30P.140 Critical Area Land Use Permit Decision Criteria – Decision Criteria
The Director may approve, or approve with modifications an application for a Critical Area Land Use Permit if:

1. **The proposal obtains all other permits required by the Land Use Code.**
   The applicant must obtain a building permit before beginning any work. **See Conditions of Approval in Section X of this report.**

2. **The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer.**
   The majority of the home is within the existing footprint. The granting of the proposed variance will allow height of 31 feet and enable more of the structure to be placed within the footprint. The proposed home will be slightly further from the shoreline of Lake Washington than the existing home. The total amount of impervious surface on the site will also be reduced.

3. **The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable.**
   As discussed in Section III of this report, the performance standards of LUC 20.25H are being met.

4. **The proposal will be served by adequate public facilities including street, fire protection, and utilities.**
   The proposed activity will not affect public services or facilities any more than the existing home and will be served by adequate public facilities.

5. **The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210.**
   A mitigation planting plan has been submitted to install plants in a 300 square-foot area. A maintenance surety will be required to ensure plant survival over the 5-year monitoring period. **See Conditions of Approval in Section X of this report.**

6. **The proposal complies with other applicable requirements of this code.**
   As discussed in this report, the proposal complies with all other applicable requirements of the Land Use Code.

C. LUC 20.30G.140.A Variance from the Land Use Code – Decision Criteria – General
The Director may approve, or approve with modifications an application for a variance from the provisions of the Land Use Code if:

1. **The variance will not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and land use district of the subject property.**
   Many other variances have been granted for other properties to have reduced front setbacks from the Pleasant Point Lane easement. Variances have been granted to 3 properties in the immediate vicinity of the site. Most properties have a reduced front setback whether or not a variance has been granted by the City as most of the properties were developed prior to setback regulations being enacted. The proposed variance to allow the height to exceed 15 feet is also in keeping with the privileges enjoyed by adjacent properties. All of the homes in the vicinity have a height that exceeds 15 feet tall. The proposed variance will allow the proposed house to have a height of 31 feet which is less than the maximum height allowed in the R-5 zone. The variance will not constitute a grant of a special privilege.

2. **The variance is necessary because of special circumstances relating to the size, shape, topography, location or surroundings of the subject property to provide it with use rights and privileges permitted to other properties in the vicinity and in the land use district of the subject property.**
   The variance is necessary because the size of the lot and the overlapping nature of the critical areas regulations and zoning dimensional standards make construction of a new home with a feasible square footage impossible without a variance. The variance will allow the home to also be located further away from the lake than the existing home which will mean less of the shoreline buffer is impacted by the home. Many other homes are much larger and fully built-out, despite being subject to the same restrictions that are in place on this property.

3. **The granting of the variance will not be materially detrimental to property or improvements in the immediate vicinity of the subject property.**
   The proposal is not detrimental to the property or improvements in the vicinity of the

property. The reduced front setback of 6 feet is equal to or a greater distance than many homes have from the access easement they all share. The proposed height of the home is consistent with other homes and is also less than the maximum height in the R-5 zone which was established to protect properties from overly tall structures.

4. **The variance is not inconsistent with the Comprehensive Plan.**
The variance is not inconsistent with the Comprehensive Plan:

POLICY SH-10. Encourage development to keep the water's edge free of buildings.

POLICY LU-9. Maintain compatible use and design with the surrounding built environment when considering new development or redevelopment within an already developed area.

POLICY LU-21. Develop land use strategies to encourage the maintenance and updating of the city's older housing stock, so that neighborhoods are well-maintained and existing housing is preserved, updated, or modified to meet the evolving needs of residents.

The variance will allow the new home to be further from the shoreline than the existing home. The proposed use and structure is compatible with the R-5 zoning standards and the existing development in the area. The variance will allow this property which was developed before the City's zoning codes existed to have a modern single-family home.

IX. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the Variance from the Land Use Code and Critical Areas Land Use Permit to construct a new house. **Approval of this Variance and Critical Areas Land Use Permit does not constitute a permit for construction. A building permit is required and all plans are subject to review for compliance with applicable City of Bellevue codes and standards.**

Note - Expiration of Critical Area Permit Approval: In accordance with LUC 20.30P.150, a Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a building permit or other necessary development permits within one year of the effective date of the approval.

X. Conditions of Approval

The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

Applicable Ordinances	Contact Person
Clearing and Grading Code- BCC 23.76	Janney Gwo, 425-452-6190
Land Use Code- BCC Title 20	Reilly Pittman, 425-452-4350
Noise Control- BCC 9.18	Reilly Pittman, 425-452-4350

The following conditions are imposed under the Bellevue City Code authority referenced:

1. **Front Setback:** The front setback is reduced to a minimum of 6 feet from the edge of the Pleasant Point Lane easement as found on the project site plan.

   Authority: Land Use Code 20.30G.115
   Reviewer: Reilly Pittman, Development Services Department

2. **Height:** The proposed height is limited to a maximum of 31 feet measured from average existing grade. This will be verified by a spot elevation survey when the trusses are set and prior to the roof being completed.

   Authority: Land Use Code 20.30G.115
   Reviewer: Reilly Pittman, Development Services Department

3. **Side Yard Setbacks:** The two side yard setbacks are reduced to 5 feet for each side yard setback which totals to 10 feet rather than the 15 feet required.

   Authority: Land Use Code 20.25H.040
   Reviewer: Reilly Pittman, Development Services Department

4. **Building Permit Required:** Approval of this Variance and Critical Areas Land Use Permit does not constitute an approval of a building permit. The submitted building permit 12-102674-BS is required to be issued along with any other associated development permits. Plans submitted as part of any subsequent permit application shall be consistent with the activity permitted under this approval.

   Authority: Land Use Code 20.30P.140
   Reviewer: Reilly Pittman, Development Services Department

5. **Mitigation Planting:** 300 square feet of the shoreline buffer shall be planted with native plants per the proposed plan. At least two trees must be included in the plan such as pacific willow, scourler's willow, or shore pine. No path or other impervious surface is allowed within this planting area.

   Authority: Land Use Code 20.30P.140
   Reviewer: Reilly Pittman, Development Services Department

6. **Maintenance Surety:** In order to ensure the restoration successfully establishes, a maintenance assurance device in an amount of $1,650 (150% of cost of materials) is required to be held for a period of five years from the date of successful installation. Five years of maintenance and monitoring is required. The maintenance assurance device will be released to the applicant upon receipt of documentation of reporting successful establishment in compliance with the performance standards described below.

   Authority: Land Use Code 20.30P.140
   Reviewer: Reilly Pittman, Development Services Department

7. **Monitoring:** The planting area shall be maintained and monitored for 5 years as required by LUC 20.25H.220. Given the planting area is small, the monitoring may be discontinued after 3 years if Land Use staff determine the planting is sufficiently established and healthy. The Annual monitoring reports are to be submitted to Land Use each of the five years. Photos from selected photo points will be included in the monitoring reports to document the planting. The following schedule and performance standards apply and are evaluated in the report for each year:

   Year 1 (from date of plant installation)
   - *100% survival of all installed plants and/or replanting in following dormant season to reestablish 100%*
   - *0% coverage of invasive plants in planting area*

   Year 2 (from date of plant installation)
   - *At least 90% survival of all installed material*
   - *Less than 5% coverage of planting area by invasive species or non-native/ornamental vegetation*

   Year 3, 4, & 5 (from date of plant installation)
   - *At least 85% survival of all installed material*
   - *At least 35%(Yr3), 50%(Yr4), 70%(Yr5) coverage of the planting area by native plants in each year respectively*
   - *Less than 5% coverage by invasive species or non-native/ornamental vegetation*

   Annual monitoring reports are to be submitted to Land Use staff each year. The reports, along with a copy of the planting plan, can be sent to Reilly Pittman at rpittman@bellevuewa.gov or to the address below:

   Environmental Planning Manager
   Development Services Department
   City of Bellevue

PO Box 90012
Bellevue, WA 98009-9012

Authority: Land Use Code 20.30P.140; 20.25H.220
Reviewer: Reilly Pittman, Development Services Department

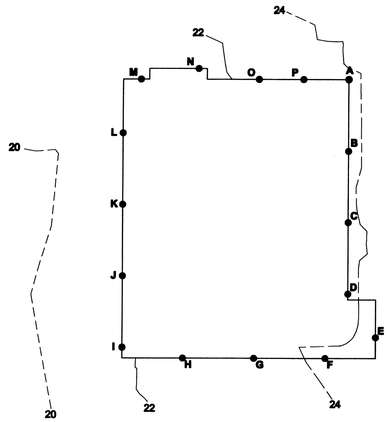
8. **Land Use Inspection Required:** Inspection of the mitigation planting shall be completed by the Land Use Planner as part of the building permit inspection process. A Land Use inspection will be added to the building permit.

   Authority: Land Use Code 20.25H.210
   Reviewer: Reilly Pittman, Development Services Department

9. **Noise Control:** Noise related to construction is exempt from the provisions of BCC 9.18 between the hours of 7 am to 6 pm Monday through Friday and 9 am to 6 pm on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Noise emanating from construction is prohibited on Sundays or legal holidays unless expanded hours of operation are specifically authorized in advance. Requests for construction hour extension must be done in advance with submittal of a construction noise expanded exempt hours permit.

   Authority: Bellevue City Code 9.18
   Reviewer: Reilly Pittman, Development Services Department

Jewell Residence
File Number: 12-103804-LS and 12-104512-LO



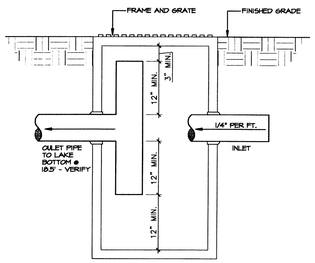
POINT ELEVATIONS
A = 23.8
B = 23.6
C = 23.3
D = 23.1
E = 24.6
F = 24.2
G = 23.3
H = 22.6
I = 20.3
J = 20.5
K = 20.5
L = 20.7
M = 21.2
N = 21.7
O = 22.4
P = 23.1

TOTAL A-P: 358.9
358.9/16 = 22.43 AVERAGE BUILDING ELEVATION

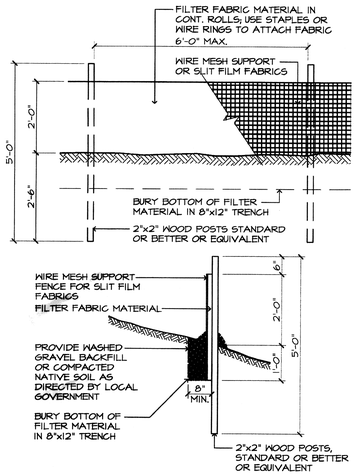
MAX. ALLOWED BUILDING HEIGHT = 22.43' + 35' = 57.43'

PROPOSED MAXIMUM RIDGE HEIGHT = 53.4'

BUILDING HEIGHT CALCS
SCALE 1" = 10'



CATCH BASIN WITH OIL/WATER SEPARATOR
(2) SCALE NTS



FILTER FABRIC FENCE DETAIL
(1) SCALE NTS

LEGAL DESCRIPTION
LOT 3, PLEASURE POINT PARK UNRECORDED.

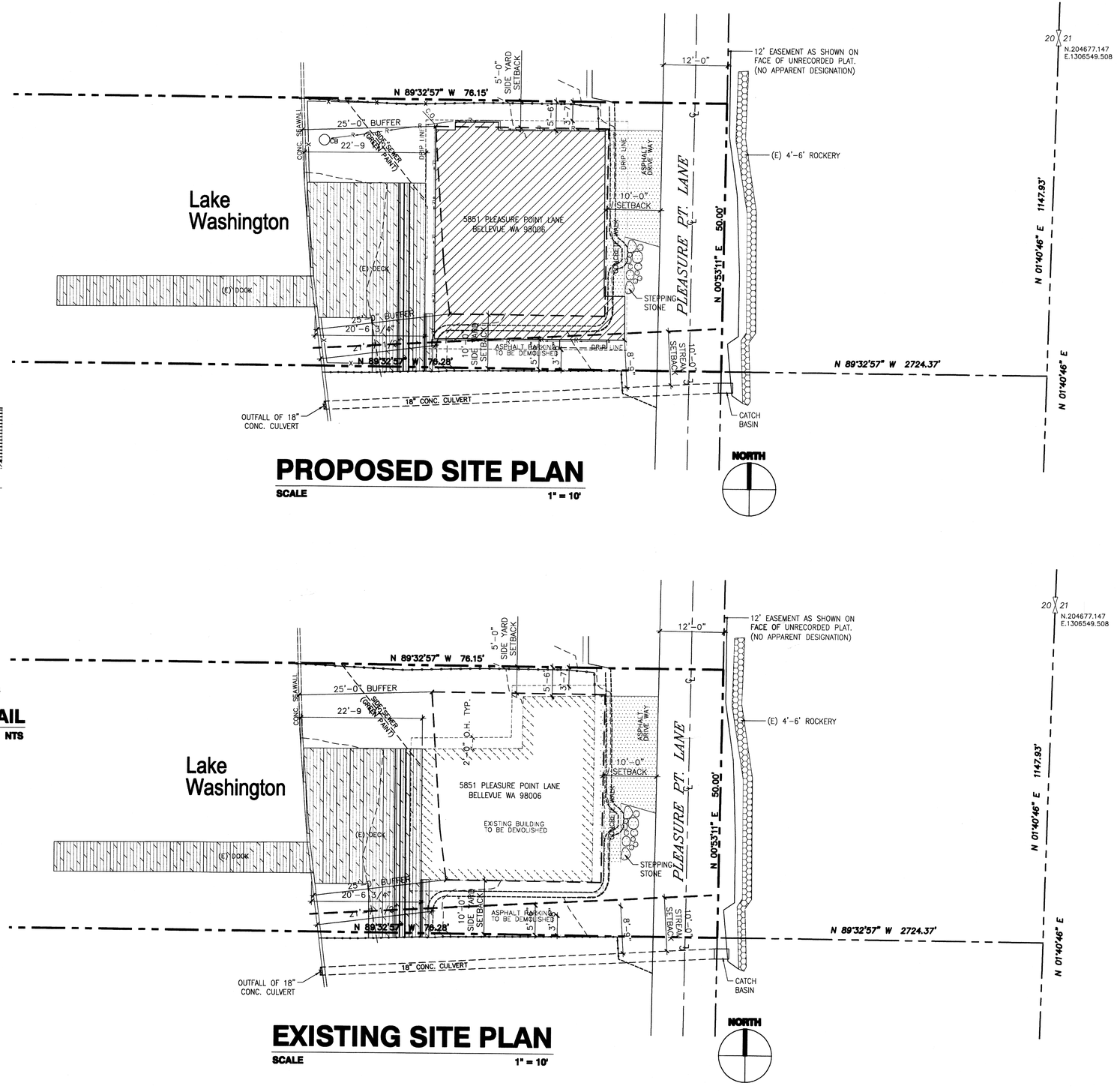
TAX PARCEL NUMBER: 6828100020

SITE COVERAGE
EXISTING LOT AREA: 3,886 SF

BUILDING FOOTPRINT (DRIPLINE): 1,613 SF

1,613/3,886 = .415 = 41.5%

INDEX OF DRAWINGS



PROPOSED SITE PLAN
SCALE 1" = 10'

EXISTING SITE PLAN
SCALE 1" = 10'

ANTONIO D'AMBROSIO
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4043 REGISTERED ARCHITECT
ANTONIO D'AMBROSIO STATE OF WASHINGTON

JEWELL RESIDENCE
5851 PLEASURE POINT LN BELLEVUE, WA 98045

Drawing Title: SITE PLANS

Drawn By: M.D.
Checked By: T.D.
Approved By: T.D.

Issue Date: 12-12-11

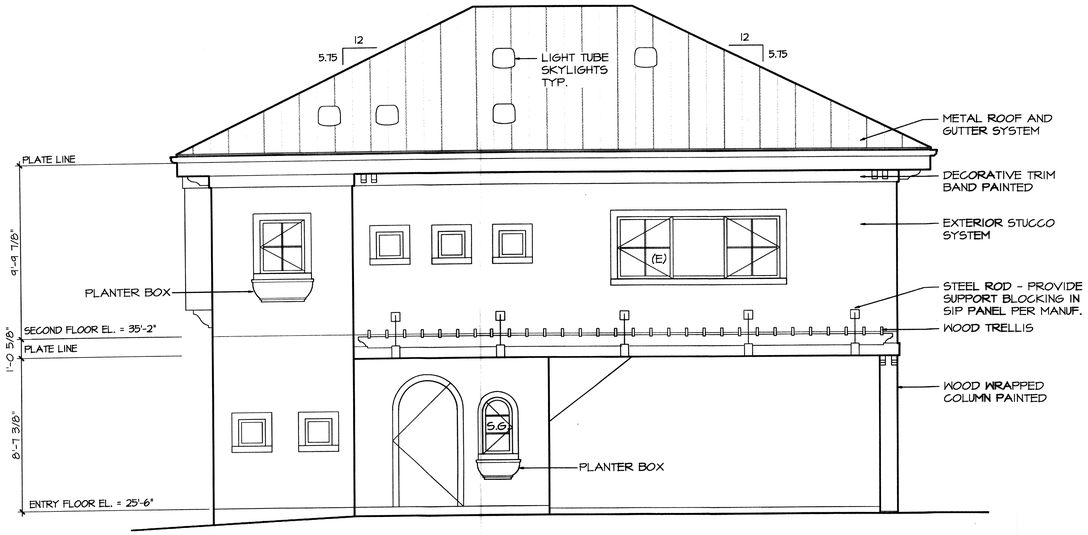
Revisions:

No.	Description	Date

Received JAN - 5 2012 Permit Processir

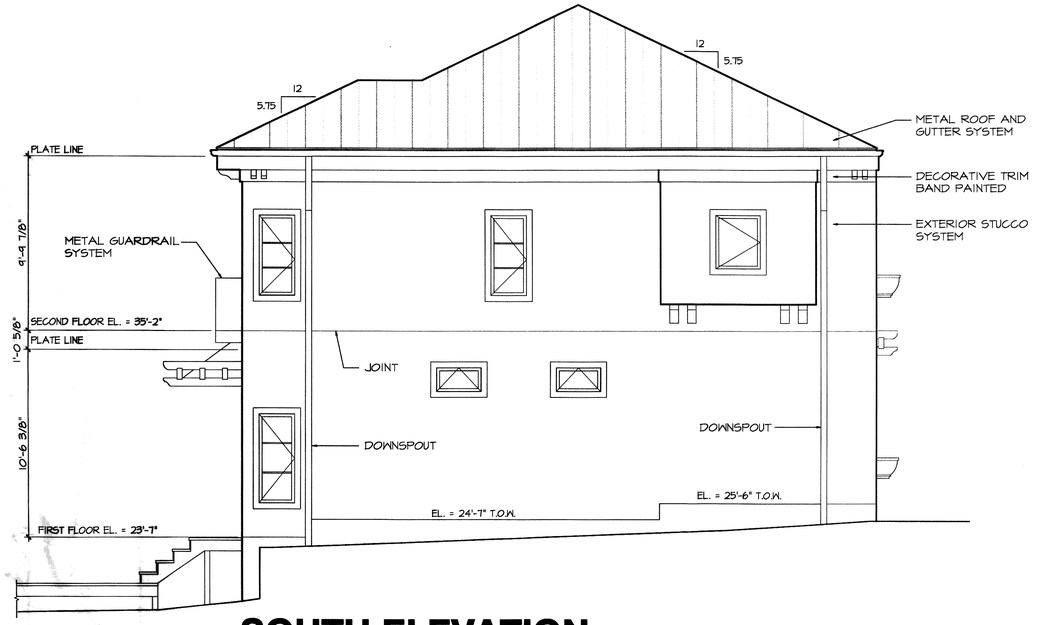
Scale: 1" = 10'-0"

Sheet No. A1



EAST ELEVATION

SCALE 1/4" = 1'-0"

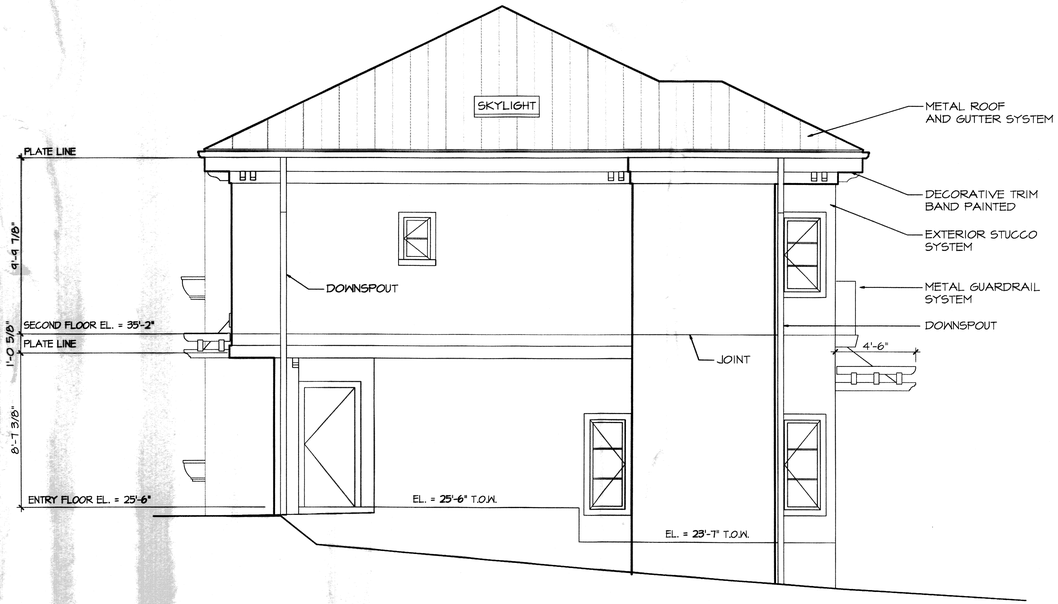


SOUTH ELEVATION

SCALE 1/4" = 1'-0"

WEST ELEVATION

SCALE 1/4" = 1'-0"



NORTH ELEVATION

SCALE 1/4" = 1'-0"

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4043 REGISTERED ARCHITECT
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STATE OF WASHINGTON

JEWELL RESIDENCE

5851 PLEASURE POINT LN
BELLEVUE, WA 98045

Drawing Title: ELEVATIONS

Drawn By: M.D.
Checked By: T.D.
Approved By: T.D.

Issue Date: 12-12-11

Revisions:

No.	Description	Date

Received
JAN - 6 2012
Permit Processing

Scale: 1/4" = 1'-0"

Sheet No.

A6